



**New Barn Farm Cottages, New Barn Lane, Crawley, SO21 2PP**

**Winkworth**

New Barn Farm Cottages, New Barn Lane, Crawley, Winchester, Hampshire, SO21 2PP

## Lovely Village Cottage with Stunning Outlook

This lovely family home is beautifully positioned in the picturesque village of Crawley. With generous rooms and superb gardens, this property is sure to appeal to those who value space, natural light, and the benefits of living in such a vibrant and beautiful village.

A covered porch leads to the front door which in turn gives access to the spacious entrance hall. Leading from the hall, the generous sitting room is a great space with an open fireplace and lovely views over the rear garden. Alongside this is the family room with a wood burning stove inset within the fireplace and a door leading to a useful boot room / storage area at the rear, which in turn provides access to the rear garden. The modern, fitted kitchen is well laid out with integrated appliances including double oven, hob and extractor with space for further appliances. Large windows to the side allow plenty of natural light. A door from the kitchen opens onto the dining room which is open plan with the hallway and has plenty of space for a table and chairs. The lovely, bright conservatory leads from the dining area and enjoys wonderful views over the front garden, with double doors opening directly onto the patio. A useful utility room, downstairs WC and an office with built-in desks and shelving complete the accommodation on this level.

Upstairs on the first floor there are three good bedrooms, all with a generous amount of built-in storage. The principal bedroom is an excellent size and has the advantage of a very spacious en-suite shower room with large walk-in shower. A further shower room serves bedrooms two and three.

Outside, the property is attractively set back beyond a good sized, charming front garden with a paved patio area immediately in front of the house and a further paved seating area to one side. The garden continues around one side and links with the rear to form an extensive wrap-around garden which is both private and mature, with shrubs and trees within the borders around the lawn adding privacy. An excellent paddock, perfect for those with a passion for equestrian pursuits, is just across the driveway, and an orchard lies alongside the main garden with specimen trees including Victoria Plum and two varieties of apple. From here there is access to a log store, greenhouse, and a large outbuilding with both a garage and workshop/store. There is ample off-road parking on the driveway in front of the garden.





# New Barn Farm Cottages

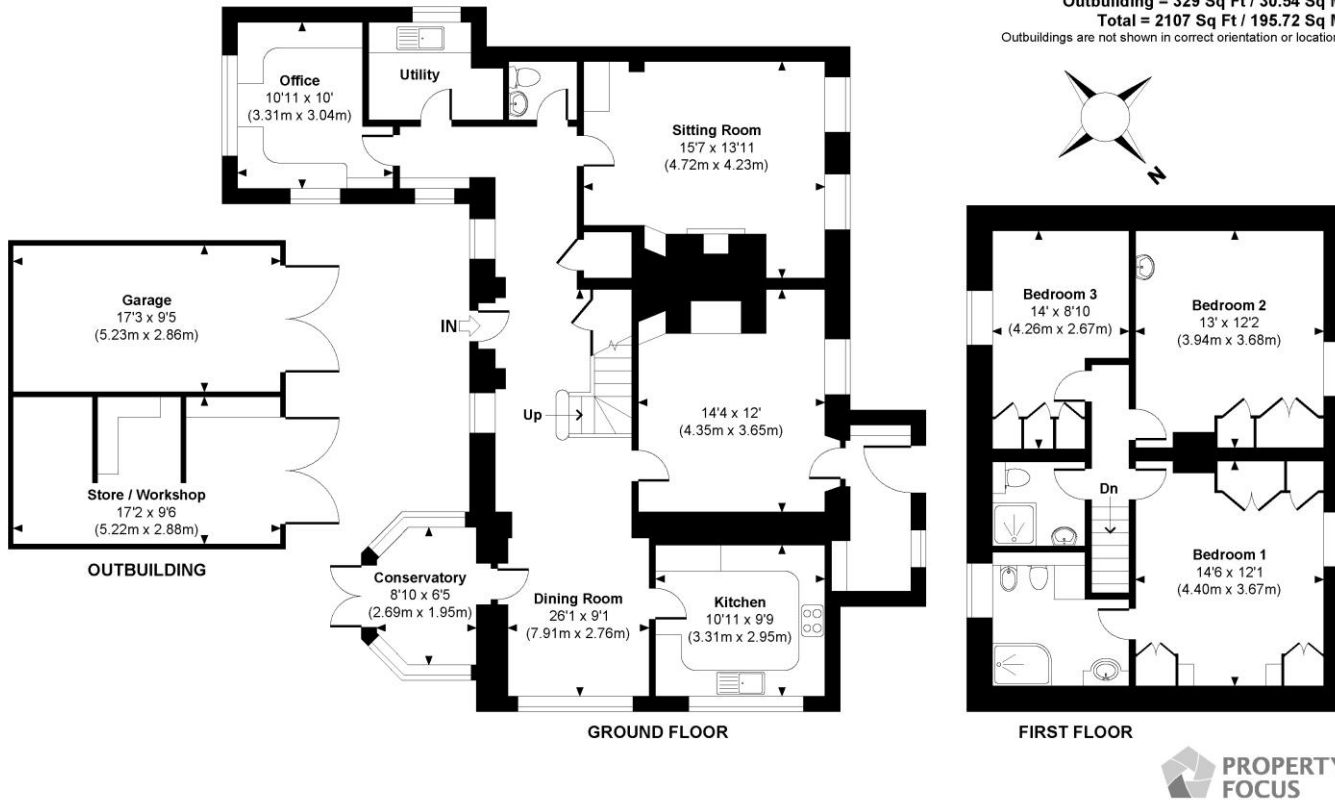
Approximate Gross Internal Area

Main House = 1778 Sq Ft / 165.18 Sq M

Outbuilding = 329 Sq Ft / 30.54 Sq M

Total = 2107 Sq Ft / 195.72 Sq M

Outbuildings are not shown in correct orientation or location.



## New Barn Farm Cottages, New Barn Lane, Crawley, Winchester, Hampshire, SO21 2PP

### Directions

Leave Winchester on Andover Road. At Three Maids Roundabout take the second exit onto the A272, then after 1.0 miles turn left into Crawley Road. After 0.9 miles turn left again into New Barn Farm Lane. Continue on the road to the end and follow it as it bends to the right. Turn left and you will be alongside the property.

### Location

The picturesque village of Crawley, with a thriving community, is located 4 miles north-west of Winchester, which has a wide range of amenities including a mainline railway station (links to Waterloo in under an hour), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The property is in the catchment for the highly regarded Sparsholt Primary and Westgate and Henry Beaufort and Westgate Secondary schools.

**Tenure:** Freehold

### Services

Mains electricity and water. Private drainage

**Winchester City Council**

**Council tax band:** F

**EPC rating:** E

### Viewings

Strictly by appointment with Winkworth Winchester Office



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently